FROM UCHANA VILLAGE TO RAILWAY CROSSING

EXISTING 7 KARAM WIDE METALLED PWD ROAD

2 KARAM WIDE REVENUE RASTA

3.35 MT. WIDE WATER COURSE

SITE BOUNDARY LINE OF 12.79375 ACRES

BLK- I TYPE 2 (12)

9M WIDE ROAD

GREEN -1 1250.318 SQM

BLK- II TYPE 1 (24)

BLK- III TYPE 1 (2)

COMMERCIAL 2003.284SQM

11KV ELECTRIC LINE TO BE SHIFTED

SITE BOUNDARY LINE OF 12.79375 ACRES

BLK- X TYPE 5 (8)

BLK- XI TYPE 5 (16)

BLK- IV TYPE 1 (15)

TYPE 3 (4)

BLK- V TYPE 1 (14)

TYPE 4 (2)

BLK- VI TYPE 1 (18)

BLK- VII TYPE 1 (18)

BLK- VIII TYPE 1 (24)

(6)

BLK- IX TYPE 1 (30)

BLK- XII TYPE 1 (6)

BLK- XIII TYPE 1 (12)

BLK- XIV TYPE 1 (12)

BLK- XV TYPE 1 (6)

GREEN-2 2652.386 SQM

BOUNDARY LINE OF LICENSED LAND OF AREA 167.3552 ACRES OWNED BY CHD DEVELOPERS LTD.

EXISTING 12.00 MT. WIDE ROAD

SITE BOUNDARY LINE OF 12.79375 ACRES

BLK- XII

COMMUNITY 5181.376 SQM

ROAD BELT GREEN 25 3 KARAM WIDE REVENUE RASTA 12.0 MT WIDE 18.0 MT

DETAIL OF MORTAGED LAND IN APPLIED AREA 12.79375 ACRES FOR AFFRODABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY AT SECTOR-45 , KARNAL

A	SALEABLE AREA OR AREA UNDER PLOTS_II	27918.60
B	15% OF MORTGAGED PLOTS	4187.79

SL.NO.	KILLA/KHASRA	BLOCK NO.	PLOT TYPE	PLOT NOS.	PLOT SIZE W	PLOT SIZE L	AREA OF PLOT	TOTAL AREA OF PLOT
1	25 min	I	TYPE -2	4	8.117	12.116	98.35	393.38
2	25 min	II	TYPE-1	8	8.117	15.116	122.70	981.57
3	24 min	I	TYPE-2	8	8.117	12.116	98.35	786.76
4	24 min	II	TYPE -1	14	8.117	15.116	122.70	1717.75
5	17/2 min	III	TYPE -1	2	8.117	15.116	122.70	245.39
6	23 min	VI	TYPE -1	1	8.117	15.116	122.70	122.70
								4247.56
					PERCENTAGE OF PLOTS MORTGAGED			15.21%

LEGEND

SITE LINE _12.79375 ACRES

FREEZED 50% SALEABLE PLOTS

MORTGAGED 15% SALEABLE AREA OF PLOTS

GREEN

COMMUNITY

COMMERCIAL

NOTE :
THE APPLIED SITE IS ADJOINING TO ALREADY GRANTED LICENSED AREA/COMPLETION GRANTED AREA 163.7365 ACRES THROUGH 12.0M WIDE INTERNAL COMSTRUCTED ROADS AND ALSO APPROACHABLE THROUGH 30 MT. GREEN BELT (18 MT PROPOSED GREEN BELT WITH 12 MT. PROPOSED SECTORAL ROAD) ADJACENT TO RAILWAY LINE.

DETAIL OF AREA MEASURING 12.79375 ACRES

S.NO.	DESCRIPTION		REQUIRED AREA ACRES	REQUIRED AREA SQM	PROPOSED AREA ACRES	PROPOSED AREA SQM	
		%					%
1	TOTAL AREA OF LAND			12.79375	51774.39		
2	REQUIRED OPEN SPACE AREA	7.50%	0.95953125	3883.08	0.964	3902.70	7.5%
3	REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	10.00%	1.279375	5177.44	1.280	5183.38	10.0%
4	REQUIRED COMMERCIAL AREA_I	4.00%	0.51175	2070.98	0.495	2003.28	4%
5	SALEABLE AREA OR AREA UNDER PLOTS_II				6.899	27918.60	53.9%
6	TOTAL SALEABLE AREA (II + III)					29921.89	57.8%
7	117 Nos. FREEZED PLOTS					14036.56	50.28%
8	TOTAL NO. OF PLOTS					231	
9	MINIMUM PERMISSIBLE DENSITY@240 PPA		3071			3118.5	244
10	MAXIMUM PERMISSIBLE DENSITY@400 PPA		5118				PPA

DETAIL OF TOTAL PLOTS

S.NO.	PLOT TYPE	BLOCK	PLOT SIZE WIDTH (IN MT)	X	LENGTH (IN MT)	AREA OF A PLOT (IN SQM)	NO. OF PLOTS A	TOTAL AREA (IN SQM) B	C=AXB
1	TYPE 2	I	8.117	X	12.116	98.35	12		1180.15
2	TYPE 1	II	8.117	X	15.116	122.70	24		2944.72
3	TYPE 1	III	8.117	X	15.116	122.70	2		245.39
4	TYPE 1	IV	8.117	X	15.116	122.70	15		1840.45
5	TYPE 3	V	6.323	X	15.116	95.58	4		382.31
6	TYPE 1		8.117	X	15.116	122.70	14		1717.75
7	TYPE 4	VI	9.469	X	15.116	143.13	2		286.27
8	TYPE 1		8.117	X	15.116	122.70	18		2208.54
9	TYPE 4	VII	9.469	X	15.116	143.13	2		286.27
10	TYPE 1		8.117	X	15.116	122.70	18		2208.54
11	TYPE 1	VIII	8.117	X	15.116	122.70	30		3680.90
12	TYPE 1	IX	8.117	X	15.116	122.70	30		3680.90
13	TYPE 5	X	8.381	X	14.116	118.31	8		946.45
14	TYPE 5	XI	8.381	X	14.116	118.31	16		1892.90
15	TYPE 1	XII	8.117	X	15.116	122.70	6		736.18
16	TYPE 1	XIII	8.117	X	15.116	122.70	12		1472.36
17	TYPE 1	XIV	8.117	X	15.116	122.70	12		1472.36
18	TYPE 1	XV	8.117	X	15.116	122.70	6		736.18
	TOTAL						231		27918.60

SUMMARY OF PLOTS

S.NO.	PLOT TYPE	PLOT NO.	PLOT SIZE WIDTH (IN M)	X	LENGTH (IN M)	AREA (IN SQM)	TOTAL AREA (IN SQM)
1	TYPE 1	187	8.117	X	15.116	122.70	22944.26
2	TYPE 2	12	8.117	X	12.116	98.35	1180.15
3	TYPE 3	4	6.323	X	15.116	95.58	382.31
4	TYPE 4	4	9.469	X	15.116	143.13	572.53
5	TYPE 5	24	8.381	X	14.116	118.31	2839.35
	TOTAL	231					27918.60

SCHEDULE OF LAND/REVENUE DETAIL OF 50% SALEABLE AREA-FREEZED OF 12.79375 ACRES SCHEME AREA FOR DEVELOPMENT OF AFFORDABLE PLOTTED COLONY UNDER DDJAY BY CHD DEVELOPERS LTD.

BLOCK	RECT. NO.	KILLA NO.	TYPE OF PLOT	PLOT SIZE W (in m)	PLOT SIZE L (in m)	NOS. OF PLOT	50% SALEABLE AREA FREEZED (In Sqm.)	(In Acres)
I	40	24-25	TYPE 2	8.117	12.116	12	1180.15	0.292
II	40	24-25	TYPE 1	8.117	15.116	24	2944.72	0.728
III	40	17/2	TYPE 1	8.117	15.116	2	245.39	0.061
IV	40	22-23	TYPE 1	8.117	15.116	15	1840.45	0.455
V	40	18-23	TYPE 3	6.323	15.116	4	382.31	0.094
VI	40	22-23	TYPE 1	8.117	15.116	14	1717.75	0.424
			TYPE 4	9.469	15.116	2	286.27	0.071
VII	40	18-19	TYPE 1	8.117	15.116	18	2208.54	0.546
			TYPE 4	9.469	15.116	2	286.27	0.071
VIII	40	19	TYPE 1	8.117	15.116	18	2208.54	0.546
		19	TYPE-1	8.117	15.116	6	736.18	0.182
	Total					117	14036.56	3.469

DETAIL OF GREEN

S.NO.	AREA	AREA (IN SQM)
1	GREEN-1	1250.318
2	GREEN-2	2652.386
	TOTAL	3902.70

CLIENT
CHD DEVELOPERS LTD.

PROJECT:
AFFORDABLE PLOTTED HOUSING COLONY,UNDER "DDJAY 2016" SEC - 45, KARNAL, OWNED BY CHD DEVELOPERS LTD.

DRAWING TITLE:
LAYOUT PLAN OF 12.79375 ACRES

DWG. NO.	DATE	SCALE
CHD/DDJAY/LIC-001	11.09.2017	1:500

ARCHITECT
LKT Engineering Consultants Ltd.
10/49, Subhash Nagar,
New Delhi - 110027
TEL : 011-45565818, FAX : 011 -2512612
E- MAIL : info@lktengineering.com

SIGN OF ARCHITECT

SIGN OF OWNER

To be read with Licence No. _____ of 2018 Dated_____

That this **Layout plan for an area** measuring **12.79375 acres (Drawing No. DTCP-6574 dated 21.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by CHD Developers Ltd. in revenue estate of Uchana, Sector-45, Distt. Karnal** is hereby approved subject to the following conditions:-

1. That this **Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site for all the residential Plots and commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.06.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Powis dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.01.2018 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ANIL KUMAR) ATP (HQ) | (BALWANT SINGH) SO(HQ) | (VIJENDER SINGH) DTP (HQ) | (T.R. KAMBOJ) TOWN PLR. HR | (ITENDER SINGH) DTP(HR) | (K. MAKARAND PANDURANG, IAS) DTCP (HR)